

HISTORICAL BUILDINGS AND SITES COMMISSION

MEETING MINUTES

August 18, 2016 – 6:00 P.M.

Courtyard Conference Room

A. ROLL CALL:

The Historical Buildings and Sites Commission met in regular session on the above date with Vice Chair Dan McBerty presiding. Commissioners Arden McConnell, Virginia Ford, Shirley Holzinger, and Kathy Marshbank were present. Chair Ward Warren was absent. City Council Liaison Dennis Roler was absent. Representing the City staff was Parks & Community Development (hereafter: PCD) Planner Justin Gindlesperger.

B. APPROVAL OF MINUTES:

- **June 2, 2016**
- **July 28, 2016**

MOTION/VOTE

Commissioner McConnell moved and Commissioner Holzinger seconded the motion to approve the minutes from June 2, 2016 as presented. The vote resulted as follows:

“AYES”: Vice Chair McBerty and Commissioners McConnell, Holzinger, Ford, and Marshbank. “NAYS”: None. Abstain: None. Absent: Warren.

The motion passed.

Commissioner Holzinger moved and Commissioner McConnell seconded the motion to approve the minutes from July 28, 2016 as presented. The vote resulted as follows:

“AYES”: Vice Chair McBerty and Commissioners McConnell, Holzinger, Ford, and Marshbank. “NAYS”: None. Abstain: None. Absent: Warren.

The motion passed.

C. Public Hearing

I. 303-00102-16 Flores Taqueria “H” St Historic Review

- Vice Chair McBerty stated, at this time I will open the public hearing to consider application 303-00102-16 Flores Taqueria “H” St Historic Review. We will begin the hearing with a staff report followed by a presentation by the applicant,

statements by persons in favor of the application, statements by persons in opposition to the application, and an opportunity for additional comments by the applicant and staff. After that has occurred, the public comment portion will be closed and the matter will be discussed and acted upon by the Commission. Is there anyone present who wishes to challenge the authority of the Commission to consider this matter? Seeing none do any Commissioners wish to abstain from participating in this hearing or declare a potential conflict of interest? Seeing none are there any Commissioners who wish to disclose discussions, contacts, or other ex parte information they have received prior to this meeting regarding this application? The hearing will now proceed with a report from staff.

- Justin gave the staff report.
- The commission asked if the building was sided in stucco, The applicant clarified that it was very smooth plaster similar to the adjacent buildings.
- The commission asked what year the building was built, Justin was not completely sure but he believes it was built in 1937.
- Joseph Johnson with Natural Creations introduced himself as the contractor for the applicant.
- Manuel and Marisol Flores introduced themselves as the owners of the building.
- Jennifer Johnson introduced herself as Joseph's wife.
- Scott Lindberg – 929 NE Campus Dr – Mr. Lindberg stated that he does not believe the proposed concept meets the goals of protecting the historic district. The overall treatment and stucco look is fine but the removal of the iconic half rounded windows really diminished the original intent and design of the building. From a historic preservation standpoint it would be better to do nothing at all, but possibly a compromise can be made in removing the metal up around the top and in removing the brick veneer that was not original to the structure. From a member of the public standpoint he doesn't think it would reinforce the intent of the historic district.
- The applicant let the commission know that the plan is to remove the brick and the metal to show the original face underneath.
- They would like to remove the brick columns that were put in place in the late 70s/early 80s.
- The applicant and the commission had a discussion concerning the belief that there may be tile similar to the theatre under the brick.

- Commissioner Holzinger expressed that she would like to see a more historic façade rather than the more modern façade that is illustrated.
- The commission asked what the awnings are made of. Mr Johnson let them know that they are made of wood and the hangers are cable/chain.
- The commission and the applicant had a discussion about the extra doors – the applicant intends to remove them as they are unused.
- The applicant would ideally like to move the front door to three feet back from the sidewalk instead of the current five.
- The commission tossed around ideas that may help to preserve the original windows.
- Commissioner Marshbank asked for clarification on if the desire was to keep the building time period historic or preserved back to the original state of the building.
- The commissioners had a discussion about trying to keep the balance between preserving the historic district and making it desirable for tenants to continue to want to be in the historic district.
- Mr. Johnson let the commission know that he and the owners were willing to work with the commission to make something that is beautiful and inviting and also historic and fitting for the historic district.
- Discussion of the width of the door for restaurant standards.
- Commissioner Marshbank let the applicant know that the awning and window treatments seem very 1970s to her. She would like to see the gingerbread type feel she sees in the 1930s Mexican architecture. She likes the stucco treatment and stone treatments but would like them to fit in the 1930 style.
- The applicant took photos of stone work in Mexico on 100 year old buildings that they would like to consider for the revised stone work on the façade.
- The commission discussed ideas to make it have a Spanish feel that keeps the historic integrity of the structure but also enhances the building.
- The commission discussed the desire to change the door design to be consistent with the other buildings in the area.
- Justin and Scott discussed the steps that would need to be taken if the meeting were to be continued to a special meeting. The commission discussed options with the applicant while staff conferred.

- Justin let the commission know that the discussion could be continued to a special meeting time that is no less than seven days from this meeting date. If a time could not be agreed upon it would be the next regularly scheduled meeting.
- The commission and the applicant both agreed to a special meeting date of September 1.

Commissioner McConnell moved and Commissioner Holzinger seconded the motion to continue the meeting until September 1, 2016 at 6:00PM. The vote resulted as follows:

“AYES”: Vice Chair McBerty and Commissioners McConnell, Holzinger, Ford, and Marshbank. “NAYS”: None. Abstain: None. Absent: Warren.

The motion passed.

D. Items from Staff

- Justin gave the commission an update on the Redwood Empire Sign. This project is being handled by Assistant City Manager Dave Reeves and is currently on hold while the focus is on the new municipal building sign.
- Justin let the commission know that the landmark list can be updated with a recommendation from the HBSC followed by an approved ordinance from the City Council.
- He confirmed that the owners of the structures to be landmarked would need to be notified and give their consent.
- The commission discussed the desire to get a letter together to send out to the owners of the buildings they would like added to the landmarks list..

E. Items from Public

- None.

F. Items from Commissioners

- The commission reviewed a draft of proposed additional landmarks.
- Justin confirmed that the commission would be able to do all of the additions and removals with one ordinance once they have final approvals from the land owners.

- The commission has been in contact with the Elks club. The original portion of the building would qualify for landmark status but the addition put in place in the 1980s will not.
- The commission discussed items they would like to see landmarked including; the Caveman Bridge, the remains of the original bridge and the diversion dam, Riverside Park, Riverside School (Coalition for Kids), and Croxton Memorial Park.
- The commission discussed some of the history behind the diversion dam, City Park (now Riverside Park), and Croxton Memorial Park.
- The commission discussed the need for guidelines for the buildings that have non-historic additions. They feel that the Elks Building could set the standard for future landmarks.
- Commissioner McConnell would like to have midcentury modern classification and SHPO put on the agenda.
- The commission would like an update on the Historic District map from Jon and Commissioner Warren at the next meeting.
- It was requested that the commissioners please look at Taqueria and come up with ideas and goals to give to the applicant. Please send an email with ideas but be cautious to avoid a quorum.

G. Adjournment

Next meeting: September 1, 2016

These minutes were prepared by Carlie Appling, Administration Department, City of Grants Pass.